176.0	0010	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,200 /	652,200
					USE VALUE:	652,200 /	652,200
					ASSESSED:	652,200 /	652,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IGOE MAUREEN E/ TRUSTEE
Owner 2:	MAUREEN E IGOE REVOCABLE TRUS
Owner 3:	
Street 1:	52 WILBUR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IGOE MAUREEN -
Owner 2:	-
Street 1:	52 WILBUR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	269,200	800	382,200	652,200
Total Card	0.096	269,200	800	382,200	652,200
Total Parcel	0.096	269,200	800	382,200	652,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.53 | /Parcel: 468.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119222
GIS Ref:
GIS Ref:
Insp Date: 07/31/17

!13847!

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0010-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,200	800	4,200.	382,200	652,200		Year end	12/23/2021
2021	101	FV	260,300	800	4,200.	382,200	643,300		Year End Roll	12/10/2020
2020	101	FV	260,300	800	4,200.	382,200	643,300	643,300	Year End Roll	12/18/2019
2019	101	FV	210,800	800	4,200.	376,700	588,300	588,300	Year End Roll	1/3/2019
2018	101	FV	207,400	800	4,200.	289,400	497,600	497,600	Year End Roll	12/20/2017
2017	101	FV	207,400	800	4,200.	273,000	481,200	481,200	Year End Roll	1/3/2017
2016	101	FV	207,400	800	4,200.	251,200	459,400	459,400	Year End	1/4/2016
2015	101	FV	194,500	900	4,200.	234,800	430,200	430,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:50:13

LAST REV

Date	Time
12/06/21	11:18:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13847

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IGOE MAUREEN,	1582-75	1	11/30/2021	Convenience	1	No	No		
KIM ELBERT	1304-18		7/12/2005	Family	25,000	No	No		
YANG YIBLING/ET	1252-169		5/30/2002		357,000	No	No		
ST ONGE MATTHEW	1129-63		7/7/1994		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2016	2033	Addition	22,400	O				MUDRM ADD+KITCH RE
7/7/2014	776	Siding	10,800					
8/1/2012	960	New Wind	3,500	C				
4/9/2010	292	Redo Bat	8,000					
10/12/2004	998	New Wind	3,717					4 REPL WNDWS
7/12/2002	532	New Wind	1,400	C				3 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2017	Meas/Inspect	DGM	D Mann
7/31/2017	Permit Visit	DGM	D Mann
7/10/2014	External Ins	PC	PHIL C
10/25/2008	Meas/Inspect	345	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
8/20/2002	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	119222
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	6									382,200						382,200	

Total AC/HA:	0.09642	Total SF/SM:	4200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,200	Spl Credit		Total:	382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	89800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330702
Depreciation:	61511
Depreciated Total:	269192

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths: 1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	124.63
Final Total:	269200	Val/Su SzAd	193.39

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	148.490	121,164
BMT	Basement	768	44.550	34,211
TQS	3/4 Story	576	148.490	85,527

Net Sketched Area:	2,160			Total:	240,902
Size Ad	1392	Gross Area	2352	FinArea	1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0010-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X17	A	AV	2006	3.83	T	10.4	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc